

Municipal Clerk
Atlanta, Georgia

02- 0 -0871

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-33

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **787 Francis Place** be changed from the R-4 (Single Family Residential) District, to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 145 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

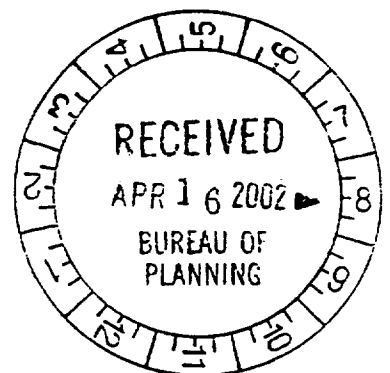
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LEGAL DESCRIPTION

787 Francis Place

**City of Atlanta
Fulton County
Georgia**

Beginning at the point of intersection of the centerlines of Grove Park Place and Francis Place thence following a bearing of South 39 degrees 53 minutes 14 seconds East for a distance of 32.16 feet to the true point of beginning, said point being the intersection of the easterly right-of-way line of Francis Place and the southerly right-of-way line of Grove Park Place. The property known as 787 Francis Place, residing entirely in land lot 145 of the 14th district of Fulton County, Georgia, is described as follows. Beginning at the true point of beginning thence bearing North 88 degrees 11 minutes 09 seconds East a distance of 288.38 feet along the southerly right-of-way line of Grove Park Place to a point, thence bearing South 00 degrees 16 minutes 46 seconds East a distance of 137.71 feet following the land lot line dividing land lots 145 and 144 to a point at the centerline of Proctor Creek, thence following the centerline of Proctor Creek along a line bearing South 83 degrees 59 minutes 31 seconds West a distance of 170.48 feet to a point in the centerline of Proctor Creek, thence following a line bearing South 59 degrees 43 minutes 00 seconds West a distance of 131.89 feet to a point on the easterly right-of-way line of Francis Place, thence following the easterly right-of-way line of Francis Place along a bearing of North 01 degrees 28 minutes 24 seconds West a distance of 213.00 feet to the true point of beginning. The said parcel consists of an area of 1.05 acres, more or less.



2-02-33